

Attorney or Party Name, Address, Telephone, FAX Numbers, and California State Bar Number Erin P. Moriarty (SBN 146751) Law Offices of Erin P. Moriarty, PC P.O. Box 15028 / Tel (714) 389-1600 Irvine, CA 92623 / Fax (714) 389-1616	FOR CO. USE ONLY <div style="border: 2px solid black; padding: 5px; text-align: center;"> <b>FILED</b>  <b>APR 18 2007</b>  <small>CLERK, U.S. BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA BY Deputy Clerk</small> </div>
<b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA</b>	
In re: ARTHUR VASSILIADIS AND KATHLEEN JUHL-VASSILIADIS,   <div style="text-align: right;">Debtor(s).</div>	CASE NO.: SA 06-12224 TA

## NOTICE OF SALE OF ESTATE PROPERTY

<b>Sale Date:</b> 5/22/07	<b>Time:</b> 11:00 a.m.
<b>Location:</b> Ctrm 5B, 411 W. Fourth Street, Santa Ana, CA	

Type of Sale: ☒ Public ☐ Private Last date to file objections: 5/8/07

Description of Property to be Sold: Single family residence located at 34315 Shore Lantern St., Dana Point, CA

Sale is "as is, where is" with no warranties or guarantees, subject to the terms and conditions set forth in the Purchase

Agreement attached to Trustee's Motion for Order Approving Sale of Real Property ("Motion") on file with the Court.

Terms and Conditions of Sale: Initial bid is \$1,760,000, subject to overbid. Bidders must qualify at least 3 days prior to the hearing, and make an earnest money deposit of \$45,000. Bids must be all cash to the Estate, non-contingent, and contain the same terms, except price, as the Purchase Agreement attached to the Motion. Sale is free and clear of all liens or interests, which will be paid through escrow.

Other terms and conditions apply; see the Motion on file with the Clerk's office, or contact Trustee's realtor.

Proposed Sale Price: Initial bid is \$1,760,000, subject to overbid.

Overbid Procedure (If Any): Bidders must qualify, make an earnest money deposit of \$45,000, and meet the terms of the Purchase Agreement. Minimum initial overbid \$10,000; subsequent increments \$1,000.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

Contact Person for Potential Bidders (include name, address, telephone, fax and/or e-mail address):

Clarence Yoshikane  
 Prudential California Realty  
 2405 McCabe Way  
 Irvine, CA 92614  
 (949) 794-5724

Date: 4/16/07